



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1700 North Main Street
SUFFOLK, VIRGINIA 23434

Charles A. Kilpatrick, P.E.
Commissioner

June 4, 2014

Jennifer VanDyke
James City County Planning
101-A Mounts Bay Road
Post Office Box 8784
Williamsburg, Virginia 23187

**RE: The Promenade at John Tyler
John Tyler Highway (Route 5)
County Plan No. Z-0003-2014/MP-0003-2014
James City County**

The District has completed a preliminary review of the subject development plan dated 5/21/14 and received by the VDOT Land Development Office on 5/21/14. Our analysis was based on the Conceptual Plan, aerial photography, and a general knowledge of the area. We offer the following comments:

- 1) It appears that this proposal is located within a private development with a private street system. Under our current review standards, the Department's review and approval is applicable to streets and developments that are within the state's secondary system or those that will ultimately be added to the State's system. This proposed development does not currently connect to a VDOT maintained street. Prior to Kings Way being accepted as a public street, it will need to meet VDOT's Standards and Specifications and go through the formal VDOT Secondary Street Acceptance process.
- 2) Based on the TIA, it appears that a right turn taper is required on eastbound John Tyler Highway onto Kings Way per Appendix F of the VDOT Road Design Manual. It is recommended that this entrance be upgraded to meet current standards.
- 3) Synchro files should be submitted in electronic format for review and comment.

This memorandum is a preliminary courtesy review based upon the conceptual level of information provided. It is not intended to convey any final approval to support a project design, a contract of sale, or a commitment for any loan or other financial obligation or resource. Further, this preliminary review is

not a substitute for the formal review process set forth by the Land Development Department and it shall not commit VDOT in any way.

If you have any questions, please contact me at (757) 925-1594 or tommy.catlett@vdot.virginia.gov.

Sincerely,

Tommy Catlett, P.E.
Area Land Use Engineer
Virginia Department of Transportation
Hampton Roads District